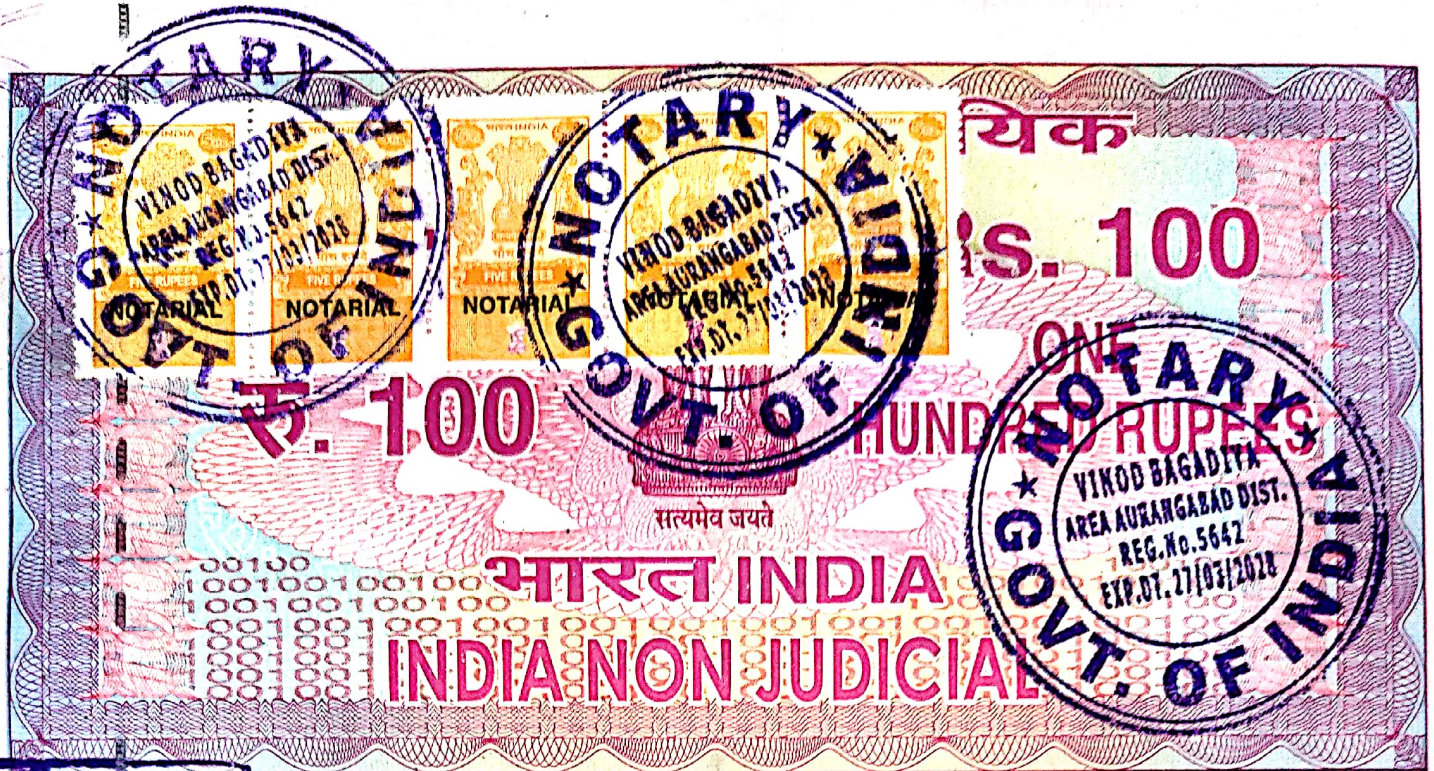




महाराष्ट्र कोषागार
महाराष्ट्र
अ.क. 27500 किमत 100L दिनांक 17/08/2023 32AA 738738

कोणाकरीता 27/08/2023

NOTED & REGISTERED
Sr.No 1227/2023
THIS DOCUMENT CONTAINS
PAGES NO 2
DATE 17/8/2023

FORM 'B'
Affidavit cum Declaration

मुद्रांक विक्रेता
सतीश आर. शिंदेकर
उस्मानपुरा, औरंगाबाद, फोन: 23495886
परवाना क्र. 3101069

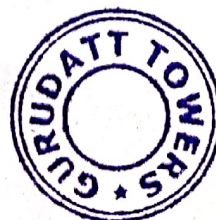
Affidavit cum Declaration M/s Gurudatta Towers through its authorized Partner Mr. RAHUL BHAGWANRAO SATARKAR in respect of the project named "SHIV VATIKA"

I RAHUL BHAGWANRAO SATARKAR authorized Partner of M/s Gurudatta Towers the promoter of proposed Project, M/s Gurudatta Towers having registered office at House no 5/5/23(6), "Ramkunj" Beside BJP Office, Railway Station Road, New Osmanpura, Chattrapati Sambaji Nagar, Aurangabad -431005 do hereby solemnly declare undertake and state as under.

I. I am Partner of the said Firm M/s Gurudatta Towers can be signed any kind of Documents for the said Project "SHIV VATIKA". as per the Partnership Deed, Development Agreement and GPA, Deed Of Declaration

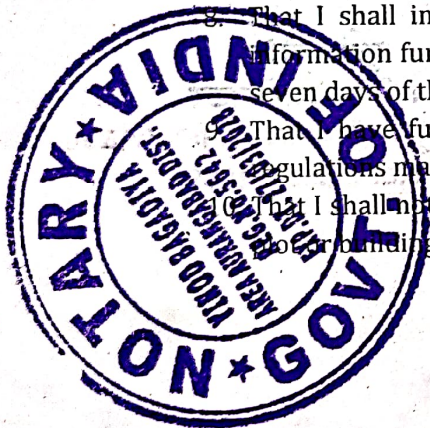
1. That I have a legal title Report to the land on which the development of the project is to be carried out AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such Owner and Promoter for development of the real estate project is enclosed herewith.



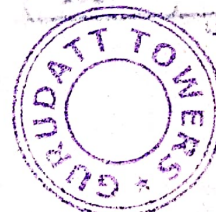
GURUDATT TOWERS
Partner

2. That the project land is free from all encumbrances Till date.
3. That the time period within which the project shall be completed by me/promoter is 31st December 2028.
4. That seventy percent of the amounts to be realized hereinafter by us for the real estate project from the Allottee's, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. OR
5. That the amounts form the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate projects, Registration of Real estate Agents, Rates of Interest and Disclosures on Website)Rules,2016.
6. That I will get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, an shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent Authorities.
8. That I shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under Rule 3 of these rules, within seven days of the said changes occurring.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any Allottee at the time of allotment of any apartment, or otherwise, as the case may be.



Verification

I RAHUL BHAGWANRAO SATARKAR authorized Partner of M/s Gurudatta Towers the promoter do hereby verify contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at on this day of 17/08/2023



GURUDATTA TOWERS
Deponent
Partner



Deponent
GURUDATTA TOWERS
Partner

GURUDATTA TOWERS



BEFORE ME

17-8-2023
ADV. VINOD BAGADIYA
NOTARY GOVT. OF INDIA
AURANGABAD, REGD NO 5642

ADV. VINOD BAGADIYA
(B.Sc., LL.B.)
NOTARY GOVT. OF INDIA
GANPATI GALLI, NEW BALAJI NAGAR
JALNA ROAD, AURANGABAD
REGD. NO. 5642